

Planning and Development Fee Schedule

2026

Building Fees

Permit Type	Fee
1. a. Deck/Gazebo/Covered Porch under 500 sq. ft.	\$150
b. Deck/Gazebo/Covered Porch over 500 sq. ft.	\$300
2. a. Above Ground Pool/Hot Tub/Spa	\$150
b. Inground Pool	\$300
3. Agriculture Exempt Structure	No Charge
4. a. Residential Service upgrade (Plumbing, Electrical, Mechanical, Structural)	\$75
b. Commercial Service upgrade (Plumbing, Electrical, Mechanical, Structural)	\$100
5. a. Residential Alteration under 250 sq. ft.	\$300
b. Residential Alteration 250 to 600 sq. ft.	\$575
c. Residential Alteration Over 600 sq. ft.	\$725
6. a. Residential Addition - under 500 sq. ft. (includes any alteration to existing portions of structure)	\$500
b. Residential Addition - 500 to 800 sq. ft. (includes any alteration to existing portions of structure)	\$650
c. Residential Addition - over 800 sq. ft. (includes any alteration to existing portions of structure)	\$800
7. a. New Residential - under 2,500 sq. ft.	\$2,500
b. New Residential - 2,500 to 4,000 sq. ft.	\$3,250
c. New Residential - over 4,000 sq. ft.	\$4,000
8. a. New Residential Accessory Structure under 300 sq. ft.	\$100
b. New Residential Accessory Structure 300 to 600 sq. ft.	\$250
c. New Residential Accessory Structure over 600 sq. ft.	\$450
d. Plumbing - additional fee if included in accessory structure	\$75
e. Electrical - additional fee if included in accessory structure	\$75
f. HVAC - additional fee if included in accessory structure	\$75
9. a. Commercial Alteration, Change of Use, or Tenant Buildout Under 500 sq. ft.	\$500
b. Commercial Alteration or Tenant Buildout 500 to 2,000 sq. ft.	\$1,000
c. Commercial Alteration or Tenant Buildout 2000 to 4,000 sq. ft.	\$2,250
d. Commercial Alteration or Tenant Buildout Over 4,000 sq. ft.	\$3,600
10. a. Commercial Addition - under 500 sq. ft. (includes any alteration to existing portions of structure)	\$1,000
b. Commercial Addition - 500 to 2,000 sq. ft. (includes any alteration to existing portions of structure)	\$2,500
c. Commercial Addition - over 2,000 sq. ft. (includes any alteration to existing portions of structure)	\$4,000
11. a. New Commercial Structure - under 1,500 sq. ft.	\$2,000
b. New Commercial Structure - 1,500 to 4,000 sq. ft.	\$3,650
c. New Commercial Structure - over 4,000 sq. ft.	\$5,325
12. a. New Commercial Accessory Structure under 600 sq. ft.	\$400
b. New Commercial Accessory Structure over 600 sq. ft.	\$800
c. Plumbing - additional fee if included in commercial accessory structure	\$100
d. Electrical - additional fee if included in commercial accessory structure	\$100
e. HVAC - additional fee if included in commercial accessory structure	\$100
13. Privacy Fence	\$75
14. a. Sign - on-premise	\$100
b. Sign - off-premise commercial advertising	\$500
15. a. Demo - Accessory Structure	\$75
b. Demo - Residential Structure	\$125
c. Demo - Commercial Structure	\$225
15. a. Telecommunication Tower	\$1,000
b. Telecommunication tower - antenna co-locate or equipment upgrade	\$500
16. a. Electric Energy Production Systems (wind or solar) - 0 to 100 kw	\$100 plus \$10.00/kw
b. Electric Energy Production Systems (wind or solar) - 100 to 500 kw	\$1,100 + 5.00/kw over 100 kw
c. Electric Energy Production Systems (wind or solar) - over 500 kw	\$3,100 + \$2.50/kw over 500 kw
17. After-the-Fact Permit (not charged if work was completed by a prior property owner)	Double permit fee
18. Additional Inspection or Inspection Only Fee (required after the 2nd failed inspection)	\$75
19. Resubmittal Fee (required for the 3rd and all subsequent resubmittals)	25% of original permit fee
20. Permit Modification Fee (required to change plans after the permit is issued)	25% of original permit fee
21. Permit Extension Fee (required to extend the permit by 6 months)	25% of original permit fee
22. Expedited Permit review (in addition to all building permit fees)	Applicant pays the county consultant based on

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Stormwater Management Fees

Permit Type	General Permit #1	General Permit #2	Minor Development (<20,000 sf)	Intermediate Development (20,000 sf - <1 acre)	Major Development (>= 1 acre)	Mining Development	Public Road Development
1. a. Base Stormwater Permit Fee	\$150	\$400	\$400	\$550	\$850 + \$50 per add'l acre	\$1,000	\$750
b. Runoff Rate Reduction Additional fee if stormwater storage is required	NA	NA	\$200	\$300	\$400	\$500	\$500
c. Floodplain Fee Additional fee if floodplain within development site	NA	NA	\$150	\$175	\$200	\$250	\$300
d. Wetland Fee Additional fee if wetland within development site	NA	NA	\$450	\$500	\$550	\$550	\$500
e. Erosion & Sediment Control Inspections Fee Additional fee for stormwater only permits	\$100	\$200	\$200	\$200	-	-	-
2. a. BFE Determination - Zone AE or Simple Method Zone A							\$75
b. BFE Determination - Depressional w/Trib <=100 acres							\$500
c. BFE Determination - Depressional w/Trib >100 acres							\$1,000
d. BFE Determination - Riverine w/Trib <=100 acres							\$1,500
e. BFE Determination - Riverine w/Trib >100 acres with StreamStats							\$1,500
f. BFE Determination - Riverine w/Trib >100 acres without StreamStats							\$2,000
3. a. Variance - No Public Hearing							\$300
b. Variance - With Public Hearing							\$500
4. Appeal							\$200
5. Stormwater Permit Determination Letter							\$75
6. a. Community Acknowledgement - Letter of Map Amendment (LOMA)							\$125
b. Community Acknowledgement - Letter of Map Revision (LOMR)							\$250
c. Community Acknowledgement - LOMR - Fill for Single Residence (LOMR-F)							\$350
7. Minor Structure Alteration/Upgrade in Flood Hazard Area							\$150
8. Letter of Understanding							50% of permit fee
9. After-the-Fact Permit (not charged if work was completed by a prior property owner)							Double permit fee
10. Additional Inspection Fee (required after 2nd failed inspection)							\$100
11. Resubmittal Fee (required for the the 3rd and all subsequent resubmittals)							25% of original permit fee
12. Permit Modification Fee (required to change plans after the permit is issued)							25% of original permit fee
13. Permit Extension Fee (required to extend the permit by 6 months)							25% of original permit fee
14. Expedited Permit review (in addition to all Stormwater fees)							Applicant pays for actual time & materials at
15. Preliminary Jurisdictional Determination (within Certified Community)							Applicant directly pays McHenry-Lake County

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Zoning Fees

Application Type	Base Fee	Per Acre
1. a. Map Amendment or Conditional Use Permit Renewal (includes SPRC review)	\$1,200	-
b. First 100 acres	-	\$50
c. Acres over 100	-	\$25
d. Additional Conditional Use Permit (includes SPRC review)	\$1,100	\$25
2. a. Conditional Use Permit (includes site plan review by SPRC)	\$2,300	-
b. First 100 acres	-	\$75
c. Acres over 100	-	\$50
3. Conditional Use Permit -Voluntary Revocation	\$250	-
4. Appeals (refunded if appeal is upheld)	\$400	-
5. Variation	\$600	-
6. Variation for on-premise sign or fence	\$400	-
7. Variation, Telecommunications Facility	\$1,200	-
8. Text Amendment		\$1,200
9. Variation, Administrative		\$75
10. After-the-Fact Application		Double base fee
11. Zoning Application Withdrawal Refund (>72 hrs before hearing)		50%
12. a. Temporary Use Permit		\$100
b. Renewal		\$50
13. Parcel Zoning Status Determination Letter		\$75
14. Map Correction		No Charge
15. Zoning Interpretation Letter		\$75
16. Site Plan Review by SPRC as Req'd by UDO (Bldg. Permits, Site Plan Amendments, etc. -excluding CUPs)		\$400
17. Earth Extraction and Mining Annual Operations Permit Fee		\$1,000
18. Motel Annual License and Inspection Fee		\$150 +\$5/unit

Subdivision Fees

Application Type	Pre-Application	Preliminary Plat	Final Plat
1. Plat of Subdivision			
a. Base Fee	\$250	\$1000 + \$100/lot	\$1000 + \$100/lot
b. Stormwater Permit Fee (calculated above)	-	70% of fee	30% of fee
c. Base Flood Elevation Fee Determination (calculated above)	-	100% of fee	-
d. Conservation Design	-	20% of base fee	20% of base fee
e. Additional Meeting Fee (if >2 review mtgs required)		\$750/mtg.	\$750/mtg.
2. Plat of Subdivision Amendment			
a. Base Fee	\$250	NA	\$1250 + \$100/lot
b. Stormwater Permit/Modification Fee (calculated above)	-	NA	100% of fee
3. Plat of Subdivision Vacation			
a. Base Fee	NA	NA	\$1,500
b. Stormwater Permit/Modification Fee (calculated above)	NA	NA	100% of fee

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Plans, Ordinances, Maps, Copies and Printing, and Postage

Documents		Fee
1.	2030 Comprehensive Plan	\$30
2.	2030 Comprehensive Plan Future Land Use Map (26X36 Color)	\$12
3.	Historic Preservation Ordinance	\$5
4.	Stormwater Management Ordinance	\$25
5.	Stormwater Management Technical Reference Manual	\$75
6.	Unified Development Ordinance	\$25
7.	Unified Development Ordinance Zoning Reference Map (36X48 Color)	\$15
8.	Floodplain and Wetland Maps	\$5
9.	Custom Mapping	\$40 per hour + printing charge
Copies and Printing		Fee
1.	36X48 Black & White	\$10
2.	24X36 Black & White	\$8
3.	18X24 Black & White	\$4
4.	11X17 Black & White	\$2
5.	8.5X14 Black & White	\$0.50
6.	8.5X11 Black & White	\$0.25
7.	36X48 Color	\$15
8.	24X36 Color	\$12
9.	11X17 Color	\$5
10.	8.5X14 Color	\$3
11.	8.5X11 Color	\$2.50
Postage		Fee
1.	Permit Card Mailing Fee	\$6
2.	3X42 shipping tub; 1-4 maps	\$9
3.	3X42 shipping tub; 5-8 maps	\$10
4.	3X42 shipping tub; 9-12 maps	\$11
5.	Small Envelope (10X13); 1-2 maps	\$6
6.	Large Envelope (14-18); 1-6 maps	\$8

Fee Schedule Notes:

- 1 \$75 or 25% of total building and stormwater management permit fees (including any double fee) and BFE determination Fees which ever is greater, is due on application submittal and is non-refundable.
- 2 Balance of building and stormwater management permit fees and BFE determination fees are due with first resubmittal, if any, or at permit issuance, if no resubmittal is required.
- 3 All other fees are due in their entirety at the time of application submittal.
- 4 Each subdivision phase requires payment of an additional fee.
- 5 For zoning petitions, applicants are also responsible for paying the direct cost for mailing, publication, and hearing transcript as well as costs associated with a change in venue for the ZBA hearings.
- 6 Fees are waived for all applications filed by government agencies.
- 7 Staff only issues refunds for good cause shown, including, but not limited to, a miscommunication from a government body with apparent or actual authority which is directly related to a fee, a miscalculation or over payment of fees and for zoning petitions withdrawn at least 72 hours before the public hearing. All other fee refunds, fee reductions, and fee waivers require County Board approval.
- 8 The base fee for Plat of Subdivisions, Plat of Subdivision Amendments, Plat of Subdivision Vacations, and site plan reviews shall be distributed as follows: Department of Health: 30%; Division of Transportation: 20%; Department of Planning and Development: 50%.
- 9 The after-the-fact permit fee is not applied if the work was completed by a prior property owner, was caused by a flood, fire, or other natural disaster.